091.0	0004	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	599,700 /	599,700
					USE VALUE:	599,700 /	599,700
					ASSESSED:	599,700 /	599,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
174		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CROWLEY STEPHEN J
Owner 2:	CROWLEY SHEA MAURA
Owner 3:	
Street 1:	174 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SOTURA MICHEL/APRIL L -
Owner 2:	-
Street 1:	174 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,277 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Aluminum Exterior and 944 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4277.000	215,900		383,800	599,700
Total Card	0.098	215,900		383,800	599,700
Total Parcel	0.098	215,900		383,800	599,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 635.41 | /Parcel: 635.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	58779
GIS Ref	
GIS Ref	
Insp Date	11/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	216,100	0	4,277.	383,800	599,900	599,900	Year End Roll	12/18/2019
2019	101	FV	186,700	0	4,277.	389,300	576,000	576,000	Year End Roll	1/3/2019
2018	101	FV	186,700	0	4,277.	290,600	477,300	477,300	Year End Roll	12/20/2017
2017	101	FV	186,700	0	4,277.	263,200	449,900	449,900	Year End Roll	1/3/2017
2016	101	FV	186,700	0	4,277.	252,200	438,900	438,900	Year End	1/4/2016
2015	101	FV	177,100	0	4,277.	213,800	390,900	390,900	Year End Roll	12/11/2014
2014	101	FV	177,100	0	4,277.	202,900	380,000	380,000	Year End Roll	12/16/2013
2013	101	FV	177,100	0	4,277.	193,000	370,100	370,100		12/13/2012

!7414!

PRINT

Date	Time
12/10/20	22:03:14

LAST REV

Date	Time
05/07/19	13:50:20
apro	
7414	

USER DEFINED

Prior Id # 1:	58779
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOTURA MICHEL/A	45270-559		5/27/2005		412,000	No	No		
MONTGOMERY LYND	35727-235		6/21/2002		332,000	No	No		
SMITH JOHN J	26275-66		4/30/1996		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
12/5/2008	Meas/Inspect	372	PATRIOT
10/5/2002	MLS	MM	Mary M
4/24/2000	Inspected	270	PATRIOT
1/28/2000	Mailer Sent		
1/26/2000	Measured	163	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4277		Sq. Ft.	Site		0	70.	1.28	5									383,818						383,800	

Total AC/HA:	0.09819	Total SF/SM:	4277	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	383,818	Spl Credit		Total:	383,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	265223
Depreciation:	49331
Depreciated Total:	215891

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1			HB				

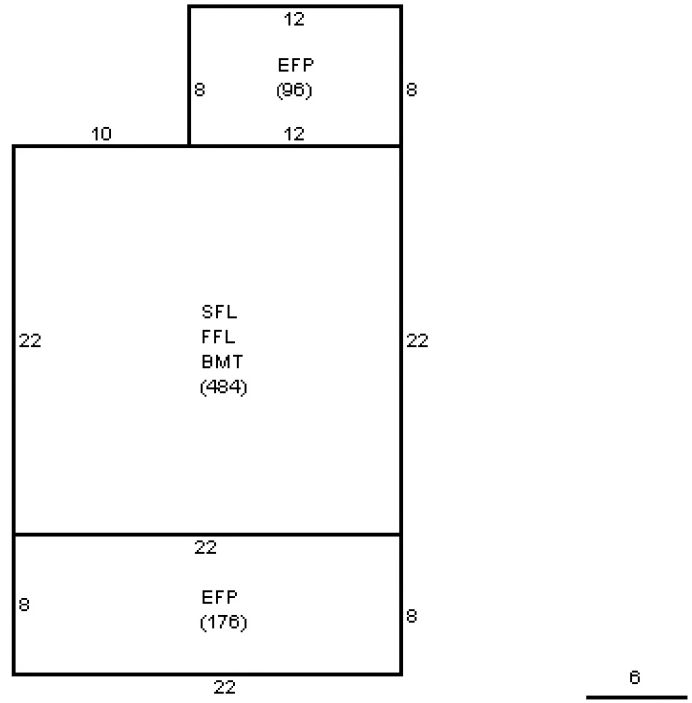
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	484	51.600	24,973
FFL	First Floor	484	171.990	83,243
SFL	Second Floor	460	171.990	79,081
EFP	Enclos Porch	272	36.490	9,925

Net Sketched Area:	1,700		Total:	197,222	
Size Ad	943.79999	Gross Are	1724	FinArea	944

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.99
Special Features:	0	Val/Su Net:	127.00
Final Total:	215900	Val/Su SzAd	228.76

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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